

**CITY OF ROCKLIN  
MINUTES OF THE PLANNING COMMISSION MEETING**

February 21, 2006  
Rocklin Council Chambers  
Rocklin Administration Building  
3970 Rocklin Road  
([www.ci.rocklin.ca.us](http://www.ci.rocklin.ca.us))

---

1. Meeting Called to Order at 6:30 p.m.
2. Pledge of Allegiance was lead by Commissioner Coleman.
3. Roll Call

Commissioner Sully, Chairman  
Commissioner Coleman, Vice Chairman  
Commissioner Shirhall,  
Commissioner Menth,  
Commissioner Weibert

Others Present:

Terry Richardson, Community Dev Director  
Sherri Abbas, Planning Services Manager  
Bret Finning, Associate Planner  
Ed Courton, Associate Planner  
Russell Hildebrand, City Attorney  
Crystal Hodgeson, Deputy City Attorney  
Larry Wing, Engineering Services Manager  
David Mohlenbrok, Senior Planner  
Terry Stemple, Planning Commission Secretary

About 10 others

4. Minutes  
  
*The minutes of the December 20, 2005 meeting were approved as amended.  
The minutes of the January 17, 2006 meeting were approved as submitted*
5. Correspondence - *None*
6. Citizens Addressing the Commission on Non Agenda Items - *None*

**Scheduled Items:**

7. SUNSET WEST LOT 2A  
DESIGN REVIEW, DR-2005-30  
TENTATIVE SUBDIVISION MAP, SD-2005-10  
OMNI-MEANS, LTD.

**PUBLIC HEARING**



This application is a request for approval of design review and tentative subdivision map entitlements to allow the development of a 186-unit condominium project.

The subject property is located on the southwesterly corner of the intersection of West Oaks Boulevard and Lonetree Boulevard. APN 365-020-002.

The property is zoned Planned Development 18 dwelling units per acre (PD-18). The General Plan designation is High Density Residential (HDR).

It has been determined that no additional environmental document need be prepared pursuant to the California Environmental Quality Act (CEQA) under Section 15162, which states that when an EIR has been certified or a negative declaration has been adopted for a project, no subsequent environmental document shall be prepared unless the lead agency determines that certain criteria are not, including but not limited to; substantial changes to the project, new information of substantial importance that lead to a new significant effect or an increase in the security of a previously identified impact. A Negative Declaration was adopted for the Sunset West Lot 2A project via City Council Resolution No. 2002-291, which took into consideration the anticipated potential environmental impacts associated with this project.

The applicant is Omni-Means, Ltd. The property owner is Rocklin Partners.

Bret Finning presented the staff report.

The Commission had questions for staff regarding the following:

1. Turf along frontage;
2. Total height of elevation on 3 story building;
3. Balcony railings;
4. Poisonous plants being used in a project with a family orientation.

Applicant Scott Robertson, Omni Means Engineering, addressed the Commission and gave a brief overview of the project today in comparison to the original project approved several years ago.

The Commission had questions for the Applicant regarding the following:

1. The elevation of the clubhouse when you drive in;
2. Landscaping treatment at Lonetree and West Oaks Blvd. needing additional enhancements;
3. Oleander plants in project;
4. Location of the oleander plants.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Menth stated that it's a handsome project. He likes the stone relief on the buildings and the use of palm trees. He would support enhancements to the corner landscaping. He stated he is satisfied with the use of oleanders and supports the project.

Commissioner Weibert also supports the project. She would also support some enhancement to the corner landscaping.

Commissioner Shirhall concurred with the other Commissioners and supports the project. He does have some concern about the clubhouse building being somewhat more plain than the other buildings. He would like the specialized proposed fencing to be conditioned with the project.



Commissioner Sully supports the project as well. She likes the entranceway and signage that's used. She also likes the enhanced pavement and use of palm trees. She agrees with Commissioner Shirhall regarding the clubhouse building. She also agrees with the other Commissioners on the corner landscaping.

Commissioner Coleman stated that he would like to discuss the porch railings and suggested using stucco instead of wood. He liked Commissioner Sully's suggestion to add some palm trees to the corner enhancements. He supports the project.

A discussion ensued regarding the balcony materials and also the corner enhancements and signage. There was a majority decision of the Planning Commission to have the architect work with the Community Development Director on the design changes for the project, including the balcony railing materials.

On a motion by Commissioner Shirhall and seconded by Commissioner Weibert, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A DESIGN REVIEW (Sunset West Lot 2A / DR-2005-30) was approved with the following amendments:

Amend condition 3.d.iii to read as follows:

- iii) *The decorative tubular steel and/or wrought iron style fencing shall be black (or dark green) in color and constructed of medium gauge, or better, steel or aluminum. Said fence shall be constructed per the detail shown on Exhibit A.*

Amend condition 3.e.ii. to read as follows:

- ii) *Prior to issuance of improvement plans the project plans shall be modified to provide for permanent landscaping consisting of trees, shrubs, and durable groundcovers in those portions of the Lonetree Boulevard right-of-way that would not be required for widening of the roadway to the satisfaction of the Community Development Director. Said landscaped areas shall be separated from the undeveloped portion of the right-of-way by a durable header if the widening of Lonetree Boulevard has not been completed when improvement plans are issued.*

*Enhanced landscaping shall be provided for at the corner of West Oaks Boulevard and Lonetree Boulevard to create an attractive feature element to the satisfaction of the Community Development Director. Said corner element shall reflect the landscape design of the project's main entry including a monument feature that reflects the design and materials of the project entry monument sign, the use of palm trees.*

Amend Condition 14.a. to read as follows:

#### 14. Design



- a. *Prior to building permit issuance the project plans shall be modified so that tubular steel balcony railings are replaced with a solid railing, such as but not limited to board and batten planks that will preserve the architectural appearance of the balconies as they appear on the project elevation drawings and is appropriate to the aesthetics of the project to the satisfaction of the Community Development Director (Enclosing the balconies with a stucco wall is discouraged).*

by the following vote:

Roll Call Vote:

AYES: Commissioners Shirhall, Weibert, Menth, Coleman & Sully  
NOES: None  
ABSENT: None  
ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Shirhall and seconded by Commissioner Weibert, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISION MAP (SUNSET WEST LOT 2A / SD-2005-10) was approved by the following vote:

Roll Call Vote:

AYES: Commissioners Shirhall, Weibert, Menth, Coleman & Sully  
NOES: None  
ABSENT: None  
ABSTAIN: None

Motion carried: 5/0

**8. STANFORD RANCH LOT 52  
DESIGN REVIEW, DR-2005-18  
TENTATIVE PARCEL MAP, DL-2005-10  
BORGES ARCHITECTURAL GROUP**

**PUBLIC HEARING**

This application is a request for approval of design review and tentative parcel map entitlements to allow the development of nine buildings with approximately 87,360 square feet of office / warehouse space. Each building to be located on a separate parcel with parking and access provided via a tenth, common area, lot.

The subject property is located on the northerly side of West Oaks Blvd. approximately 800 feet easterly of the intersection of West Oaks Blvd. and Sunset Blvd. APN 017-081-048.

The property is zoned Planned Development Business Professional, Commercial, Light Industrial (PD-BP/C/LI). The General Plan designation is Business Professional, Commercial, Light Industrial (BP/Comm./LI).



A Negative Declaration of Environmental Impacts has been prepared for this project pursuant to Section 15070 of the California Environmental Quality Act (CEQA). This Notice serves as notice of intent to adopt a Negative Declaration pursuant to Section 15072 of CEQA. The review period for the Negative Declaration will be from February 1, 2006 to February 21, 2006. Comments on the Negative Declaration may be submitted to the Planning Department during this period. The Negative Declaration is available for review at the Planning Department Offices.

The applicant is Borges Architectural Group. The property owner is Stanford Ranch I, LLC.

Ed Courton, presented the staff report.

The Commission had questions for Staff regarding the following:

1. Major swale on project and drainage to wetlands;
2. Allowable uses on this project.

Applicant, Lane Borges, Borges Architectural Group, Roseville, CA addressed the Commission and stated they agree with the staff reports and recommendations.

The Commission had questions for the Applicant regarding the following:

1. How much material is proposed to be cut from the project and moved to lot 57;
2. Policy of distribution of excess materials;
3. Height of the stockpile.

Larry Wing, City Engineer, addressed the questions regarding the stockpile of dirt.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Shirhall declared he had exparte communications with the applicant. He stated he has a concern with the lack of articulation in the buildings. He suggested that the three buildings fronting the road be enhanced. He also thinks the color palette is lacking interest. He noted that the project has no outdoor seating areas. He also has a concern about how much dirt is going to be placed on Lot 57.

Commissioner Weibert echoed the comments made by Commissioner Shirhall. She would like to see some embellishments on the buildings.

Commissioner Menth commented that the project is too linear and straight. He would like to see more than what is proposed here tonight. He suggested that the Applicant come back to the Commission with some changes.

Commissioner Coleman concurred with the other Commissioner's comments and thinks the project needs to be continued.

Commissioner Sully also concurred with her fellow Commissioner's comments and agrees on continuing the project.

On a motion by Commissioner Shirhall and seconded by Commissioner Menth, the project was continued to the April 4, 2006 Planning Commission meeting.



Roll Call Vote:

AYES: Commissioners Shirhall, Menth, Coleman, Weibert & Sully  
NOES: None  
ABSENT: None  
ABSTAIN: None

Motion carried: 5/0

**9. ROCKLIN CORPORATE CENTER LOT 26  
DESIGN REVIEW, DR-2005-21  
BORGES ARCHITECTURAL GROUP**

**PUBLIC HEARING**

This application is a request for approval of a design review entitlement to allow the development of five buildings with approximately 56,804 square feet of office / warehouse space on a single lot.

The subject property is located on the southerly side of Lonetree Blvd. approximately 1,100 feet westerly of the intersection of Lonetree Blvd. and Sunset Blvd. APN 017-284-016.

The property is zoned Planned Development Industrial Park (PD-IP). The General Plan designation is Light Industrial (LI).

It has been determined that no additional environmental document need be prepared pursuant to the California Environmental Quality Act (CEQA) under Section 15162, which states that when an EIR has been certified or a negative declaration has been adopted for a project, no subsequent environmental document shall be prepared unless the lead agency determines that certain criteria are not, including but not limited to; substantial changes to the project, new information of substantial importance that lead to a new significant effect or an increase in the security of a previously identified impact. A Mitigated Negative Declaration was adopted for the Rocklin Corporate Center project, which took into consideration the anticipated potential environmental impacts associated with this project.

The applicant is Borges Architectural Group. The property owner is Eureka Development Co.

Ed Courton presented the staff report.

The Commission had no questions for Staff.

Applicant, Lane Borges, Borges Architectural Group, Roseville, CA addressed the Commission and stated they agree with the staff report and recommendations.

The Commission had questions for the Applicant regarding the following:

1. Parking

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Coleman loves the use of the mixed elements in the building as well as the use of granite. He also likes the point of interest of the trellis. He has some concerns about the box lighting that is proposed. He stated that overall he supports the project.

Commissioner Shirhall commended the architects on this project. He feels the project is beautiful and the granite and iron elements are great enhancements. He does concur with Commissioner Coleman on the lighting issue.



Commissioner Weibert also finds the project very desirable. She likes the center building being askew from the others and also likes the trellising. She does not have an issue with the lighting and supports the project.

Commissioner Menth mirrored the comments of the other Commissioners. He supports the shoe box lighting and the project.

Commissioner Sully also concurred with her fellow Commissioners. She would like to see some bollard lighting used and also enhanced pavement in the entryway.

Lane Borges agreed to look at the lighting issues and come up with some alternate ideas to be presented to Staff. He also commented that the aluminum noted on the drawings is incorrect.

On a motion by Commissioner Menth and seconded by Commissioner Weibert, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Rocklin Corporate Center – Lot 26 / DR-2005-21) was approved by the following vote:

Roll Call Vote:

AYES:	Commissioners Menth, Weibert, Coleman, Shirhall & Sully
NOES:	None
ABSENT:	None
ABSTAIN:	None

Motion carried: 5/0

#### **10. CROFTWOOD SUBDIVISION SD-88-05 LANDSCAPING PLANS**

This application is a request for approval of the landscaping plans for the Croftwood Subdivision as required by the conditions of approval.

Sherri Abbas presented the staff report.

The Commission had questions for Staff regarding the following:

1. Use of hydro seed;
2. The plant located in the middle of the driveway near the gate.

Applicant, Greg Guardino, Alleghany Properties, addressed the Commission and introduced Todd Rhodes of Scantec Consulting as the landscape architect.

Todd Rhodes, Scantec Consulting, addressed the Commission's question regarding the tree located in the middle of the driveway.

The Commission had questions for the Applicant regarding the following:

1. Signage;
2. The type of plants around the sign;
3. Roundabout or turnaround requirement;
4. Gate at entryway.



The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Weibert stated that she likes the idea of the roundabout being inside the gated area. She does not have an issue with the tree being in the middle of the roundabout.

Commissioner Menth stated that he appreciates the balance of mother nature on Barton Road with the less sculptured look on the perimeter. His only concern is that the trees are placed representative of what is shown on the document. He supports the project.

Sherri Abbas, Planning Services Manager informed Commissioner Weibert and the Commission that the turnabout is on the outside of the subdivision, not on the inside.

Commissioner Weibert commented that since the roundabout is on the outside of the subdivision, the tree in the middle does not make sense.

Commissioner Coleman stated he does not understand the pad outside.

Commissioner Shirhall stated he has concerns with the rural intent of the landscaping. Understands the need for the oak trees but would like the ratio changed. Also concerned with the use of hydro seed. Would not vote to approve the plan.

Commissioner Sully asked Staff if there was any other type of planting other than the hydro-seed and oak trees that could be used.

Sherri Abbas reiterated the intent of the landscaping plan to be native and natural, not manicured.

Commissioner Coleman added to his comments stating that if what the intent was to keep it looking out in the country, then the intent has been met.

Commissioner Sully stated that she will go along with Staff's recommendations.

On a motion by Commissioner Menth and seconded by Commissioner Sully, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A LANDSCAPING PLAN FOR THE CROFTWOOD SUBDIVISION (Croftwood Landscaping / SD-88-05) was approved by the following vote:

Roll Call Vote:

AYES:	Menth, Sully, Coleman
NOES:	Shirhall, Weibert
ABSENT:	None
ABSTAIN:	None

Motion carried: 3/2



## **11. Discussion**

1. Council Action Items:
  - a. Whitney Ranch Units 4 & 5
  - b. Sunset West Lot 1 (Atherton Center)
  - c. Whitney Ranch Lot 13C (NAPOTS 1)
2. **Banner on back of American Furniture building.**
3. **Stanford Heights Apartments repainted with new bland color.**
  - a. **Would like to look at conditioning projects on color changes and things of that nature.**
4. **Review of City's design review guidelines**
  - a. **Create high-density design guidelines**
5. **Thursday night's joint Council/Commission meeting on Clover Valley DEIR:**
  - a. **Will there be PC/CC comments made at the hearing?**
  - b. **Time limit of meeting**
6. **PG& E pole color.**
7. **Fire trucks with flag at American Furniture.**
8. **Scandinavian Furniture project update.**
9. **U-Haul truck issue.**
10. **Planners Institute Conference.**
11. **Pebble Creek Drive.**
12. **Wal-Mart flyer.**
13. **Russell Hildebrand introduced the new Deputy City Attorney, Crystal Hodgson.**

## **12. Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 8:26 p.m.

Respectfully submitted,

Terry Stemple  
Planning Commission Secretary

**Approved at the regularly scheduled  
Meeting of April 4, 2006**

